



**91 Manor Drive, Waltham, North East Lincolnshire, DN37 0NS**  
**£185,000**

## Key Features:

- Three Bedroom Semi Detached Home
- Popular Waltham Village Location
- Modern Fitted Kitchen
- Separate Lounge & Dining Room
- Downstairs WC & First Floor Shower Room
- Ample Off Road Parking
- Generous West Facing Rear Garden

A well presented three bedroom semi detached home situated in this established and popular area of Waltham, conveniently positioned for well regarded schools, and amenities.

Ideally suited for first time buyers and families, the accommodation includes a modern fitted kitchen, separate dining room and a comfortable lounge, along with a useful utility area, and a downstairs cloak/WC.

To the first floor are three bedrooms and a shower room. Externally, the property benefits from a generous rear garden enjoying a private outlook across open fields. The front offers ample off road parking with a gated driveway extending to the rear.



### **ENTRANCE HALL**

10'11" x 5'10" (3.34 x 1.79)

Accessed via a uPVC front entrance door. With staircase leading to the first floor.

### **CLOAKROOM/WC**

6'2" x 2'3" (1.88 x 0.70)

Fitted with a vanity unit and WC.

### **KITCHEN**

10'4" x 9'3" (3.17 x 2.83)

Comprising a range of modern units, contrasting worktops inset with a resin sink, built-in oven, microwave, gas hob, and plumbing for a dishwasher. Double doors opening into the dining room.

### **UTILITY AREA**

15'8" x 2'6" (4.78 x 0.77)

Side entrance to the property, with plumbing for a washing machine, and space for further appliances.

### **DINING ROOM**

9'4" x 8'5" (2.87 x 2.58)

With French doors opening onto the rear garden.

### **LOUNGE**

12'11" x 10'11" (3.94 x 3.35)

A front aspect lounge, with fireplace incorporating a gas fire, marble back and hearth.

### **FIRST FLOOR LANDING**

With a side aspect window, and access to the loft.

### **BEDROOM 1**

12'2" x 11'5" (3.71 x 3.50)

To front aspect, with built-in wardrobes.

### **BEDROOM 2**

10'2" x 8'5" (3.10 x 2.58)

To rear aspect.

### **BEDROOM 3**

8'5" x 8'5" (2.58 x 2.58)

To front aspect.

### **SHOWER ROOM**

8'11" x 5'4" (2.73 x 1.65)

Fitted with a quadrant shower enclosure, vanity unit and WC. Fitted storage cupboard housing the gas central heating boiler.

### **TENURE**

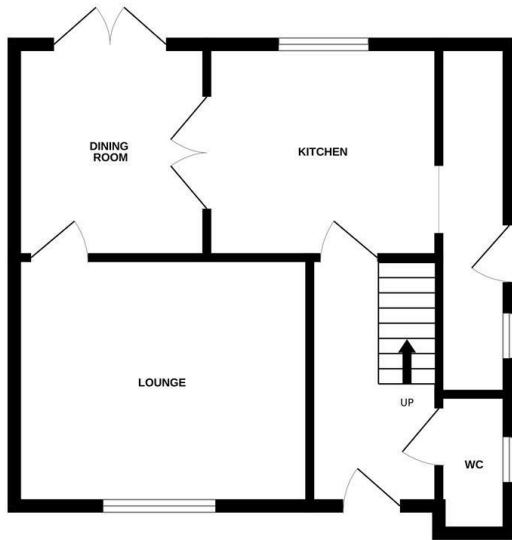
Freehold

### **COUNCIL TAX BAND**

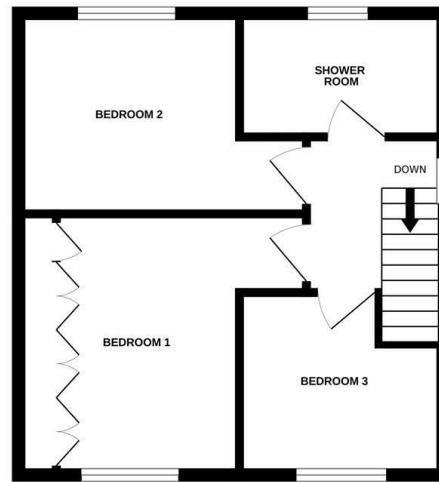
B



GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

